

MAYOR
JEFFREY A. MACMILLEN

DEPUTY MAYOR
THOMAS ZAMPANO

TOWN MANAGER
MICHAEL P. DOWNES



COUNCIL MEMBERS
BRUCE ABELSON
ROSE MARIE ANGELONI
MARIE E. DIAMOND
WALTER GOAD
VINCENT J. MASE, SR.
NICHOLAS PALLADINO
RONALD PELLICCIA, JR.

TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
TOWN MANAGER (203) 484-6000 TOWN HALL FAX (203) 484-6025

MINUTES PERMANENT PROJECT BUILDING COMMITTEE

September 11, 2023

Town Council Chambers

7:00 PM

1. Call to Order

Vice Chairman Bailey called the meeting to order at 7:03 p.m.

2. 9/11 Moment of Silence

3. Salute to the Flag

4. Roll Call

Present: Vice Chairman Bailey, Member Canosa, Member Fonda, and Member Rose.

Present for NBPD: Member Palumbo, Member Pietrandrea.

Also Present: Purchasing Agent Fumiatti, Deputy Police Chief Lovelace, Bob Banning from Silver Petrucelli; Kamil Musial and Brian Grant from Newfield.

Not Present: Chairman Whalen

5. Approval of Committee Minutes from 08/21/2023 - NBPD

Motion: Member Pietrandrea motioned to approve the committee minutes from 8/21/2023; seconded by Member Fonda.

Discussion: None

With all in favor, the motion is passed.

6. Citizen Statements: None

7. NBPD

a. Storage Building - update

Mr. Musial shared that as of now the rebar is on site and spoke with Bob before the meeting the only thing left is to get the cut piles to the surveyor and start the layout. The surveyor will need 1.5 weeks and will work with Jim Pretti and the updated size of the building. The increased size will affect the amount of material that is on site.

Vice Chairman Bailey asked about East River Energy and the water line; Mr. Musial asked East River Energy for a quote to separate the tank for Butler Building. He stated they have finally received a quote from the mechanical contractor, and it included the underground tank, so there was some incorrect information. Also, the distance from the building and the tank to the Butler building was too far on the quote. Also, they were asked for the PD building quote as there was some incorrect info there too; waiting on an updated quote. Mr. Grant said that it was proposed that the tanks be in the back of the Butler building by the sally port. The issue they are having is the quote provided during the bid process is no longer valid as prices have increased.

Mr. Musial said they did not have the correct information for the BTU's for the regulator, now that Newfield has gotten them the corrected information there will be a higher price. Member Pietrandrea asked if Newfield would mind if he placed a call to East River energy. Mr. Grant and Mr. Musial agreed that would be fine. Mr. Grant said the base cost is going up and the more concerning thing is the rough order of magnitude for one 1,000 gallon tank outside of the butler building is almost 2/3 of the cost for two 1,000 gal tanks.

Member Canosa asked if they sent in a quote when it was originally bid. Mr. Grant responded yes but it was issued with an Addendum 7 and told to carry the number with East River. Mr. Musial said they tried to execute the contract but East River wanted to wait to review it. Once the job was reviewed again, that is when the cost changed significantly.

Mr. Musial and Mr. Grant were asked to contact Jesse at East River Energy about this discrepancy.

Purchasing Agent Fumiatti stated that the only issue with looking at different vendors is that he believes the town may have locked in the fuel for the tank with East River Energy. He will have to check. Member Rose asked if the whole town purchases their propane from East River energy. Purchasing Agent Fumiatti stated that the town piggybacked off of the state contract.

Vice Chairman Bailey wanted to share another issue with the Butler building. There is no water coming out of the well for the Butler building. Also do we have to go through the softener before it can go into the Butler building. Mr. Musial looked at Silver Petrucelli's PR where they increased the septic, they all asked for a ¾ water line to be added from the PD building to the butler building approximately 450 feet. Member Rose asked if there is a booster pump. Mr. Musial said they will be having a meeting on site with the well guy.

Member Rose and Member Palumbo shared they could provide recommendations on staff to speak to from East River Energy to work out pricing information.

b. Tom Bailey – COTW - Update

Vice Chairman Bailey sent a text to the committee members with photos. The committee had already approved the block and the color.

Motion: Member Pietrandrea motioned to approve \$1,600 for a sealer on the building; seconded by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

Vice Chairman Bailey stated that Steve (superintendent on site) may be proctoring for Brad as he is going on paternity leave within the next few weeks.

Also, on site the 2nd floor all the studs have been welded in for the pour; The mechanicals are getting ready for the sleeves. The electrical is up on the wall, for the wall penetrations near the sally port. There is a section of the flooring that is missing. The pour is supposed to occur at the end of the week, weather permitting. It's over by the sally port with its entire 10-inch wall exposed.

Member Canosa asked about some of the things that were discussed during the last meeting, were they reviewed?

Vice Chairman Bailey continued stating the back stairwell, northside stairwell have been reviewed and there are no issues there. Vice Chairman Bailey has spoken with the workers on site for any issues and they are being addressed. There is an issue in the fire pump room where there is pitch needing attention.

Member Canosa asked if it would be helpful to supplement with an email about the processes and updates.

Member Pietrandrea said there will be an issue with normal practice there 3 consecutive pipes and a 4 x 11x16 and then a box extension and have it sit flush and then put a box extension on later. the box has to be a 4.5-3" off the wall and in order to do this aesthetically and then put the extensions over it. That's in the mechanical room.

Member Pietrandrea asked Mr. Grant and Mr. Musial if they could take down the Beam that was signed so it can be resigned and then put back up as some of the signatures washed away with the rain as not all markers used for permanent markers. Mr. Grant said he would speak with Brad about getting this rectified.

Vice Chairman Bailey stated that weather permitting the 2nd floor pour will be Thursday or Friday.

Vice Chairman Bailey asked about the Bust outs, it has occurred in 5 different spots and needs to be rectified. Mr. Musial said he is going to work with Brad and have it phased.

Member Pietrandrea asked what was going on with the floor plugs? Mr. Banning stated that is part of the EOC building revision sketch and they are meeting the team on Tuesday September 12th. Mr. Banning said there was back and forth with the monitor sizes, and floor boxes, etc. Member Pietrandrea said there are more than 4 floor boxes that would be needed and if it is done after the pour it will be a nightmare. Why has this not done, because if the concrete gets poured and then drill and core it later for triple the price. Mr. Banning stated he never saw the drawing that Member Pietrandrea had. Member Pietrandrea stated that an email was sent from Police Chief Halloran to Mr. Banning last week about the drawing.

Vice Chairman Bailey continued by sharing that the irrigation line is going to be moved from the wall penetration coming out from the fire pump room to the 24" above the finished floor and going through the stone. There is now approval to drop inside the fire pump room, go outside and put a box outside for the irrigation guy, and try to figure out if there is clarification on the water softener or after. Member Pietrandrea said it would need to be before the water softener. Mr. Musial said in re: to the irrigation guy he was working on a controller and it was put inside, and the irrigation guy isn't able to get access to it.

Vice Chairman Bailey asked for an update on the elevator. Mr. Musial stated they are still going back and forth on site contractor and engineers for the cold metal frame supplier. They are adding super steel and shopped full and changing the partition and still getting the issue with the ratings for the elevator shaft and penetrations for the steel. The supplier is saying we can use the clips and then have the engineers continue reviewing it. The concern is the fire spreading within the elevator shafts and spraying the super steel for the elevator shaft. Over 16 elements of the steel have been sprayed outside of the shaft. After one of the onsite meetings, they had talked with mason to send them their longitude for the cost to change from the drywall to the CMU and the cost is about \$35,000. This is still an open item.

Member Pietrandrea had mentioned that in a previous meeting Member Rose had told Newfield that changing the CMU block they were going to have issues not incorporating the steel. Mr. Banning it was his understanding that the whole reason for the shaft construction vs the CMU wall was that it was going to be cheaper, and it has been nothing but a huge headache in coordination.

Member Pietrandrea said Bill Silver had this lengthy discussion with Member Rose and if he was going to do it steel was #1, and to put the membrane on top and it was going to be done with sheetrock you need to get the rating to make sure it would carry the block.

Mr. Banning said he hopes that we are not headed in the direction of changing the CMU wall and tweaking it. Member Pietrandrea said the only issue of why it took over a month is there was a dedicated design from the elevator shaft company that should have already been approved and sent through, but it goes back and forth between the engineers and the techs and nothing has changed. This is an elevator shaft that is going up one floor.

Member Rose asked why is it being sent to Michael Horton associates, as they seem to be the problem. The State of CT and the local building officials have no say on the elevator. The contractor would work directly with the State of CT and there was no reason for it to be sent to them in the first place. It should be a simple process. As builders they should know that. Mr. Grant said they asked the question back in April and they are at a point where it could be delaying the job. Newfield decided to move forward and put in the CMU to keep things moving.

Member Canosa asked if Kone's engineers have a direction on how to get this completed as it's a structural issue.

Member Rose asked how close are we to getting this drawing complete? Mr. Musial said they are going back and forth with the supplier for the framing and the clips. Mr. Grant said it is 95% complete for the drawing, there are some small little details that need reviewing by either Silver Petrucelli or Horton.

Member Canosa asked if Kone has a design who does it go for a sign off? Member Rose said it would go to Horton first and then Silver Petrucelli is going by what Horton says.

Member Rose asked why we can't just use fire code sheetrock around the steel beams, instead of spraying the foam why can't we just box them in and put some steel studs in and seal it.

Brad told Vice Chairman Bailey that 18 beams are affected and need to be redone on the second floor. Mr. Grant said the problem is that the primer that is on there needs to be removed or has to have something applied to make it intumescent.

Motion: Member Pietrandrea motions to have this elevator issue resolved by next Tuesday September 19, if not the town attorney needs to step in; seconded by Member Palumbo.

Discussion: Purchasing Agent Fumiatti asked how the information on the status will be transmitted. Member Pietrandrea shared there is an owner's meeting with Newfield on Tuesday September 19 and it will be discussed at that meeting.

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

c. Silver Petrucelli – Update

i. NBPD Draft Sign Discussion

Mr. Banning said there was a concern about a zoning limitation. The residential location has a 16 ft sign limitation. The top image is the original image, the next photo is the size that is allowed based on the zoning regulations.

The committee has decided to have Silver Petrucelli put up the sign the way it was designed, the 4' x 8' and if there is an issue they can request a variance.

d. Newfield

i. Construction Update

Motion: Member Palumbo motioned to approve Carlisle; seconded by Member Pietrandrea.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

ii. PCO's

Vice Chairman Bailey wanted to discuss possible material issues that occurred. Mr. Musial stated that within one of the PCO's it has details about the hold needing to be made and to move the water line for the irrigation system. As for pouring the slab for the sally port, there are some hours from the plumber in a PCO and if the committee does not agree for the approval of the material.

Mr. Musial said the design shows that the pipe is exposed and has the anti-siphon device and they need to relocate it as it is located on the sidewalk. Also it has to be moved as there are two pipes in the way so it will be further away from where the sally port meets the structure.

Mr. Musial stated that the irrigation will be inside the building in the fire pump room.

PCO#015 is for moving the irrigation supply line below the slab within the building, it will be located within the fire pump room.

Motion: Member Rose motioned to approve PCO # 015 for the Irrigation CW Supply in the amount of \$2,378.00; seconded by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

PCO# 016 is to add a flap valve between the tank and Storm Drainage. Vice Chairman Bailey stated that this is the vent drain from the fire tank to the storm drain. so anything cannot go back into the system. Member Pietrandrea said the price he has found for this is \$400.

Motion: Member Palumbo motioned to approve PCO # 016 in the amount of \$2,250.74; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

PCO#17 is for the added welded strap plates at the Thru-Bolted Channel

Motion: Member Palumbo motioned to table PCO #017; seconded by Member Pietrandrea.

Discussion: none

With all in favor, the PCO is tabled until the next meeting.

Abstain: Vice Chairman Bailey

e. Financial update

Purchasing Agent Fumiatti shared the current Financial update with the committee.

8. Legal

9. Invoices

Motion: Member Palumbo motioned to table the following invoices for the STWCC project; seconded by Member Rose.

Discussion:

With all in favor, the invoices for Silktown have been tabled.

Contractor	Invoice #	Inv Date	Invoice Amount
STWCC			
Silktown	23006-3	6/30/2023	\$15,345.00
Silktown	23006-4	7/31/2023	\$5,115.00
Silktown	23006-5	8/31/2023	\$101,321.35

Motion: Member Palumbo motioned to approve the following invoices for the NBIS project; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Contractor	Invoice #	Inv Date	Invoice Amount
NBIS			
Barrett Roofing	1	8/30/2023	\$211,194.50
QA&M	15501	8/31/2023	\$11,940.38

Motion: Member Palumbo motioned to table the following invoices: seconded by Member Rose.

Discussion: None

With all in favor, the invoice is tabled.

Contractor	Invoice #	Inv Date	Invoice Amount
NBHS			
Gilbane	29	9/6/2023	\$791,992.23
Omnidata	2460	8/25/2023	\$185,465.72

Motion: Member Palumbo motioned to approve the following invoices for the NBHS project; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Contractor	Invoice #	Inv Date	Invoice Amount
NBHS			
Ciulla & Donofrio	24613	9/7/2023	\$1,012.50
Criscuolo Eng	2023.11	8/24/2023	\$1,072.50
Checkr	941757	8/31/2023	\$952.67
CSG	24	9/1/2023	\$4,403.00
Cudazoo LLC	92377	8/21/2023	\$1,448.49
Insalco	10635	8/28/2023	\$9,314.40
Insalco	10657	9/6/2023	\$3,475.86
Meyer	120-048788	8/30/2023	\$54.00
TestCon	11968	9/1/2023	\$4,820.00
QA&M	15345	6/30/2023	\$18,552.00
QA&M	15500	8/1/2023	\$15,252.00

Purchasing Agent Fumiatti shared with the committee that with paying all of the invoices for Tristate the money allocated will be put the PO in the negative and more money needs to be added to cover the cost.

Motion: Member Palumbo motioned to approve the following invoices for the NBPD project; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

Contractor	Invoice #	Inv Date	Invoice Amount
NBPD			
IES	18196	8/25/2023	\$1,785.00
Newfield NBPD	974-08	8/31/2023	\$715,421.24
Newfield EOC	979-05	8/31/2023	\$23,986.72
Tri-State Matl Testing	12455	9/4/2023	\$1,964.00
Tri-State Matl Testing	12456	9/4/2023	\$2,424.00
Tri-State Matl Testing	12457	9/4/2023	\$1,160.00
Tri-State Matl Testing	12458	9/4/2023	\$1,392.00
Tri-State Matl Testing	12459	9/4/2023	\$1,635.00

Motion: Member Palumbo motioned to table the Silver Petrucelli invoices for the NBPD until the owners meeting on 9-19-23; seconded by Member Rose.

Discussion: None

With all in favor, the invoices are tabled.

Abstain: Vice Chairman Bailey

Contractor	Invoice #	Inv Date	Invoice Amount
NBPD	Tabled	Invoices	
Silver Petrucelli	23-1007	9/1/2023	\$948.50
Silver Petrucelli	23-1008	9/1/2023	\$3,512.50

Motion: Member Palumbo motioned to add \$15,000 for Tri state testing; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

10. Adjournment

Motion: Member Fonda motioned to adjourn at 8:59pm ; seconded by Member Canosa.

Discussion: None

With all in favor, the motion is passed.